

# Local Market Update for July 2020

Report provided by the San Francisco Association of REALTORS®



SAN FRANCISCO  
ASSOCIATION of REALTORS®

## 8E Russian Hill

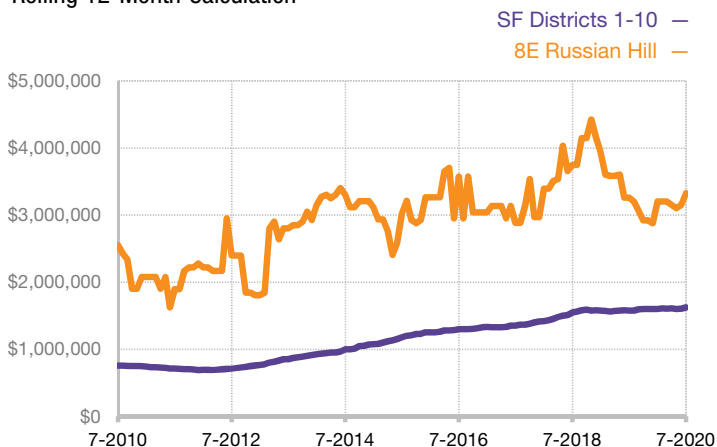
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	1	2	+ 100.0%	16	15	- 6.3%
Pending Sales	0	0	--	9	4	- 55.6%
Sold Listings	0	2	--	9	5	- 44.4%
Median Sales Price*	\$0	\$4,212,500	--	\$3,600,000	\$4,975,000	+ 38.2%
Average Sales Price*	\$0	\$4,212,500	--	\$4,172,778	\$8,445,000	+ 102.4%
Days on Market	0	30	--	49	49	0.0%
Active Listings	10	12	+ 20.0%	--	--	--
% of Properties Sold Over List Price	0.0%	0.0%	--	66.7%	20.0%	- 70.0%
Percent of List Price Received*	0.0%	96.2%	--	101.1%	94.6%	- 6.4%
Months Supply	5.8	6.5	+ 12.1%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Condo/TIC/Coop	July			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	12	14	+ 16.7%	100	95	- 5.0%
Pending Sales	6	6	0.0%	65	46	- 29.2%
Sold Listings	12	7	- 41.7%	68	43	- 36.8%
Median Sales Price*	\$1,062,500	\$1,330,000	+ 25.2%	\$1,400,000	\$1,650,000	+ 17.9%
Average Sales Price*	\$1,088,000	\$2,057,143	+ 89.1%	\$1,567,125	\$2,196,282	+ 40.1%
Days on Market	48	73	+ 52.1%	42	35	- 16.7%
Active Listings	40	53	+ 32.5%	--	--	--
% of Properties Sold Over List Price	25.0%	42.9%	+ 71.6%	47.1%	23.3%	- 50.5%
Percent of List Price Received*	101.7%	103.5%	+ 1.8%	103.9%	100.8%	- 3.0%
Months Supply	4.4	7.3	+ 65.9%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Condo/TIC/Coop  
Rolling 12-Month Calculation

